



36 KINGS DRIVE | WISTASTON | CHESHIRE | CW2 8HT | OIRO £375,000



Occupying a generous plot within the highly regarded Old Wistaston locality, this beautifully presented three/four bedroom link-detached chalet-style home offers an impressive combination of contemporary accommodation, flexible living space and established gardens, all set within a friendly and sought-after community.

The property has been thoughtfully renovated and significantly improved by the present owners, creating a stylish home that is ready for its next occupants to enjoy. The versatile layout is particularly well suited to modern family life, with the potential for three or four bedrooms allowing the accommodation to adapt equally well to those requiring a home office, guest room or additional reception space. At the heart of the home is a superb modern fitted breakfast kitchen, finished with sleek cabinetry, extensive work surfaces, integrated appliances and contemporary detailing. The generous living accommodation is complemented by a particularly inviting living room, where a characterful exposed-brick fireplace surround provides an attractive focal point, while large windows allow excellent levels of natural light and provide an appealing outlook over the garden.

The chalet-style arrangement adds further flexibility, with accommodation extending across two floors and providing an excellent balance of living and bedroom space.

Throughout, the property has been carefully updated while retaining a warm and welcoming feel. Outside is where this home continues to impress. The excellent rear garden provides a wonderful setting for relaxing, entertaining and family life, incorporating a substantial lawn, mature planting and established borders together with patio areas ideal for outdoor dining. The garden enjoys a particularly pleasant sense of space and maturity. To the front, a generous block paved driveway provides ample off-road parking and leads to a single garage, adding valuable practicality and storage. Combining a desirable setting, flexible three/four bedroom accommodation, extensive improvements and an exceptional garden, this is a highly appealing home that warrants an early viewing to fully appreciate the quality, space and versatility on offer.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street and continue over the mini roundabout. Turn left at churches Mansion roundabout then right onto Crewe Road continuing across the 'Peacock' pub roundabout. Turn left into Church Lane then take the right turn into Kings Drive where the property will be observed on the right hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct. 16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 12'0 x 5'10





BREAKFAST KITCHEN 19'3 x 9'11





DINING ROOM / BEDROOM FOUR 12'0 x 10'11



UTILITY ROOM / CLOAKS WC 10'0 x 4'9





LIVING ROOM 18'4 x 13'0

FIRST FLOOR LANDING 12'4 x 9'1





BEDROOM ONE 19'10 x 11'11



BEDROOM TWO 10'4 x 10'0

BEDROOM THREE 9'10 x 9'0





FAMILY BATHROOM 7'1 x 7'1



EXTERIOR

Outstanding exterior space including a lawned frontage with border and excellent block paved driveway providing ample off road parking. Side access to the superb rear garden. Laid to lawn with a large entertaining & sitting patio, there is also a contemporary pergola with cover. Raised shale borders feature several shrubs, whilst a timber shed provides some useful storage. The garden is a great spot to relax & entertain.

ATTACHED SINGLE GARAGE 20'1 x 8'8

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions).

Gas fired central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.



TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may





